



Ordinance No. 2213 (Adopted by the City council, City of Fremont, on December 17, 1996)

DEVELOPMENT STANDARDS FOR SITING OF WIRELESS TELECOMMUNICATION FACILITIES

Attention applicants:

Please consult with staff prior to filing an application for a telecommunication facility located within the Hill Planning Area in particular the area subject to the provisions of Measure T (Hill Area Initiative of 2002).



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DEVELOPMENT STANDARDS FOR SITING OF WIRELESS TELECOMMUNICATION FACILITIES

General

- A-1 For all proposed telecommunication facilities, the applicant shall provide the following: a map showing how the proposed facility fits within the network of the applicant's existing and proposed antenna sites; alternate site locations within a search ring; a letter explaining the site selection process including information about the other sites that were considered and reasons for their rejection; power rating for all antennas and backup equipment proposed with first application; the types and range of sizes of antennas and equipment cabinets available for use by the applicant; a map identifying all existing telecommunication facilities within a 3000 foot radius; visual impact demonstrations including photo-simulations with all applications and construction of mock facilities in areas where there may be potential for substantial visual impact, or as may be required.
- A-2 Applications for monopoles, in addition to the above requirements, shall include the following: a map showing all existing monopoles and lattice towers within a 3000 foot radius and reasons for not co-locating on any existing telecommunications facility in the vicinity, a report from a structural engineer regarding the number and type of antennas that the structure is designed to support.
- A-3 Public hearings for conditional use permit applications for freestanding monopoles shall be limited to four times a year on predetermined dates. However, any meeting that is continued from a scheduled meeting may be held at any time without it being considered one of the four meetings in a year. Additionally, the Development and Environmental Services Director, with the consent of the Planning Commission, reserves the authority to schedule additional meetings if deemed required.
- A-4 Conditional use permits for freestanding monopoles located on other than industrially zoned property shall expire five years after project approval or five years after the effective date of the ordinance imposing this requirement, whichever is later.
- Use permits for such facilities may be renewed for additional five year periods if the approving agency finds that the monopole does not have a significant adverse visual impact or that replacement of monopole with a facility or facilities having substantially less adverse visual impact is not feasible.
- Conditional use permits may also be renewed in cases where requiring a monopole's removal would deprive the owner of the facility of a reasonable return on its investment. In making that determination, the approving agency shall balance any public detriment caused by adverse visual impact of the monopole against the economic interest of the owner. If necessary to allow the owner a reasonable return on its investment, the approving agency may renew for less than five years a conditional use permit whose renewal would otherwise be denied.
- A-5 The Development and Environmental Services Director shall reserve the right to require a Planning Commission review on any project where s/he determines the public interest requires such a review. In that case, a conditional use permit approved by the Planning Commission shall be required to construct the facility.
- A-6 Minor modifications to existing wireless communications facilities shall be subject to the review and approval of the Development and Environmental Services Director, and the Director shall make a determination on the level of review required.
- A-7 The applicant shall provide written notification to the Development and Environmental Services Director upon cessation of operations on the site. The applicant shall remove all obsolete or unused facilities from the site within six months of termination of its lease, cessation of operations or expiration of its permit, subject to the determination of the Development and Environmental Services Director that the use of the site has ceased for a period of six months. Should the owner fail to effect such removal, the property owner shall be responsible for the removal of the equipment.

- A-8 A new permit shall be required if the site is to be used again for the same purpose as permitted under the original permit, if a consecutive period of six months has lapsed since cessation of operations.
- A-9 Any FCC licensed telecommunications carrier that is buying; leasing or is considering a transfer of ownership of an already approved facility, shall submit a letter of notification of intent to the Development and Environmental Services Director.
- A-10 The applicant shall provide signage as required by the permitting authority, including phone numbers of the utility provider for use in case of an emergency. The signs shall be posted at the communications equipment/structure. The identification signs shall have a background color of matte-finish gray color; the design and color subject to staff review and approval at the time of Development Organization review.
- A-11 If the Development and Environmental Services Director finds evidence that conditions of approval have not been fulfilled or that the use or uses has or have resulted in a substantial adverse effect on the general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director may refer the use to the Planning Commission for review. If, upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the permit.
- A-12 Prior to erecting a freestanding monopole, or prior to renewing a use permit for an existing freestanding monopole, the applicant shall provide a financial guarantee, satisfactory to the City Attorney, for the removal of the facility in the event that its use is abandoned or its use permit expires or is terminated. If the applicant has more than one freestanding monopole in the City, the amount of the guarantee per freestanding monopole may be reduced to reflect the fact that most property owners of monopole sites will typically themselves accomplish removal of unused monopoles through their lease agreements.

Land Use Compatibility

- B-1 Facade and roof-mounted facilities shall be allowed in all areas. Ground-mounted facilities shall be allowed in all areas below the Ridgeline, and be subject to a conditional use permit review and the conditions included herein. Freestanding monopoles shall be allowed in all areas except: in areas zoned and used for residential (including Planned Districts), in areas above the toe of the hill, and in the CBD district, and shall be subject to a conditional use permit review as noted in the Land Use/Permitting Process Matrix below.

LAND USE/ PERMITTING PROCESS MATRIX

	Facade Mount	Roof Mount	Ground Mount	Freestanding Monopole	Stealth Pole
Areas above toe of the hill	Conditional Use Permit	Conditional Use Permit	Conditional Use Permit	Not Permitted	Not Permitted
Areas Zoned for Residential/Used for Residential and below toe of the hill or CBD	Zoning Administrator Permit on residential lots one acre or more; Conditional Use Permit on residential lots less than one acre	Zoning Administrator Permit on residential lots one acre or more; Conditional Use Permit on residential lots less than one acre	Conditional Use Permit	Not Permitted	Not Permitted
Areas other than above	Permitted Use	Permitted Use	Conditional Use Permit	Conditional Use Permit *For exception, see Standard J-3	Conditional Use Permit

This matrix is intended to provide a general overview. In cases where the text of the standards differ from the matrix, the text will control.

- B-2 Wireless telecommunication facilities on a building that has been designated as a primary historic resource shall be subject to a conditional use permit, with the additional requirement of a prior review by the Historic Architecture Review Board (HARB).
- B-3 Freestanding monopoles shall be prohibited in the following zoning districts: R-1, R-2, R-G, CBD, O-S, H-I, P-F, Residential Planned Districts and areas located above the Toe of the Hill. Monopoles using appropriate stealth techniques may be allowed in P-F, O-S and H-I overlay districts, sites with public facilities and areas with residential zoning not used for residential uses (such as sites with public, quasi-public and religious facilities), subject to a conditional use permit review.
- B-4 Ground-mounted telecommunication facilities shall be subject the Hill Area Development Policy and Hill Area Development Standards (Section 8-21822. 1), wherever applicable.
- B-5 No telecommunication facility shall be located on or above the Ridgeline.
- B-6 All ground-mounted telecommunication facilities proposed shall utilize existing access roads. No new roads shall be allowed for the placement of telecommunication facilities.

Visual

- C-1 All proposed telecommunications facilities shall be located so as to minimize their visibility.
- C-2 The order of preference for telecommunications facility mountings, based on their potential adverse impacts, is facade mounts, roof mounts, ground mounts and freestanding monopoles. In order to use any mounting, the applicant will be required to specify why mounting types with a lesser adverse visual impact cannot be used.
- C-3 Applicants are encouraged to consider providing architectural treatments and using "stealth techniques" to reduce potential visual impacts for all telecommunication facilities, and especially for those proposed in areas easily visible from a major traffic corridor or commercial center.
- C-4 In addition to the photo simulations showing before and after scenarios, applicants may be required to do additional visual analysis, including sectional drawings showing height of proposed facility as viewed from public rights-of-way.
- C-5 Applicants may be required to construct a full-scale "mock-up" of a proposed facility using materials and colors that resemble the actual facility for proposed ground-mounted facilities and if required, roof-mounted facilities, if the Development and Environmental Services Director deems it necessary. This shall be installed 10 days prior to the scheduled public hearing date, and left in place for a period of ten days from the date of any final action taken on the project application. Notice of public hearing shall contain information about the placement of the "mock" structure. Additionally, all "mock" structures shall be removed within one month from the date of final action on the project application, and the site restored to its original condition in cases of denial of application.
- C-6 The colors and materials of antennas and equipment cabinets shall be chosen to minimize the visibility of the telecommunication facilities. All roof-mounted facilities shall be painted a nonreflective matte finish color to blend with the sky. Monopoles shall also be painted using a nonreflective matte finish gray color, unless otherwise indicated. The exact shade of gray shall be determined and finalized after an on-site inspection by staff. The bottom part of the monopole may require additional camouflaging techniques, depending on the location. All ground-mounted facilities that are primarily viewed against soils, trees or grasslands shall be painted using colors matching these elements.
- C-7 Landscaping shall be used as screening wherever appropriate, to reduce the visual impacts of wireless telecommunication services. Any proposed landscaping shall be visually compatible with existing vegetation in the vicinity. Landscaping shall be subject to review and approval of the City's Landscape Architect.
- C-8 All telecommunication facilities shall be installed in such a manner as to maintain and enhance existing vegetation. Additional trees and other native or adapted vegetation shall be planted and maintained around the facility, in the vicinity of the project site, and along access roads in appropriate situations, where such vegetation is deemed necessary to provide screening for telecommunication facilities.

- C-9 Any vegetation that is disturbed during construction shall be restored to its original condition. Planting used for restoration shall be similar to the existing vegetation in the area.
- C-10 The applicant shall be required to provide proof of availability of required irrigation facilities for all landscaping used for screening the telecommunication facilities, especially in the hill area, prior to approval.
- C-11 The antennas or the mountings shall not be used for advertising.
- C-12 The use of lighting shall not be allowed on telecommunication facilities unless required as a public safety measure.
- C-13 All proposed equipment cabinets for PCS systems should be the minimum size and number feasible for the initial operation of the telecommunications network.
- C-14 The equipment cabinets/structures, if located where visible from a public right-of-way, shall be treated architecturally to match any existing building or topography on the site.
- C-15 The applicant shall comply with all the requirements of the City of Fremont Fire Department, hazardous Material Unit, regarding fire safety which may include either installation of an automatic fire extinguishing system and/or installation of a remote monitoring system, or such other compliance techniques, subject to the review and approval of the Fire Chief prior to the issuance of building permits for the project.

Public Safety

- D-1 All equipment cabinets, antennas and other associated equipment shall be "type-accepted" by the FCC, and the applicants may be required to provide a letter of certification from the FCC.
- D-2 A letter of approval by the Hazardous Materials Unit of the City's Fire Department shall be obtained by the applicants prior to issuance of building permits.
- D-3 In addition to providing visual screening, each antenna site may require fencing, anti-climbing devices or electronic devices, or other techniques to achieve the same end, to control access to the facilities in order to prevent unauthorized access and vandalism. However, the use of fencing shall not unnecessarily add to the visual impact of the facility, and the design of the fencing shall be subject to staff review and approval.
- D-4 All security fencing/walls, if used, shall be designed to be graffiti-resistant. The applicant shall be responsible for graffiti-free maintenance of all telecommunication facilities, and shall provide information on a maintenance program for the facilities.
- D-5 In the event of a disaster or emergency, the installations shall not interfere with any City emergency service telecommunications facilities.
- D-6 Each telecommunications carrier may be required to provide additional information to the public by means of community meetings and/or distribution of relevant literature.

Design Guidelines for Façade-mounted Telecommunication Facilities

- E-1 Façade-mounted telecommunications facilities shall be allowed in all zoning districts. Façade-mounted facilities on all sites below the Toe of the Hill or other than those zoned for residential and used as residential (including Planned Districts) and including CBD shall be a permitted use but must comply with the development standards included herein. Façade-mounted facilities proposed for sites zoned and used for residential purposes on sites one acre or larger, and with a 300-foot separation from a building envelope on any adjacent residential property shall be subject to a Zoning Administrator permit review. Façade-mounted facilities proposed for sites zoned and used for residential purposes on sites less than one acre, and with a 300-foot separation from a building envelope on any adjacent residential property shall be subject to a conditional use permit review. Façade mounts above the Toe of the Hill are subject to a conditional use permit. Façade mounts on residential buildings are not allowed within 300 feet from a building envelope on any adjacent residential property.

- E-2 Façade-mounted antennas shall be camouflaged by incorporating the antennas as part of the dominant design element of the building.
- E-3 Antennas shall be painted and textured to match the existing structure, unless used as a design element consistently throughout the building that is found to add visual interest to the building. When used as a design element, dummy elements may be required to be installed in order to retain the architectural continuity of the building.
- E-4 Antennas and the associated mountings shall generally not project beyond a maximum of 18 inches from the face of the building.
- E-5 Wherever possible, the equipment cabinets/structures shall be located away from open spaces and required yard setbacks and shall be placed within the building envelope area.
- E-6 The equipment cabinets/structures shall be placed in areas so they are least visible from public rights-of-way, and have minimal visual impacts. Any visible portion of the equipment cabinet shall be treated to be architecturally compatible with the surrounding structures, and screened using appropriate techniques.

Design Guidelines for Roof-mounted Telecommunication Facilities

- F-1 Roof-mounted telecommunications facilities shall be allowed in all zoning districts. Roof-mounted facilities on all sites below the Toe of the Hill or other than those zoned for residential and used as residential (including Planned Districts) and including CBD shall be a permitted use but must comply with the development standards included herein. Roof-mounted facilities proposed for sites zoned and used for residential purposes on sites one acre or larger, and with a 300-foot separation from a building envelope on any adjacent residential property shall be subject to a Zoning Administrator permit review. Roof-mounted facilities proposed for sites zoned and used for residential purposes on sites less than one acre, and with a 300-foot separation from a building envelope on any adjacent residential property shall be subject to a conditional use permit review. Roof mounts above the Toe of the Hill are subject to a conditional use permit. Roof mounts on residential buildings are not allowed within 300 feet from a building envelope on any adjacent residential property.
- F-2 Freestanding roof-mounted antennas shall not be allowed on residential buildings. However, roof-mounted antennas that incorporate appropriate stealth techniques are allowed on buildings with residential uses.
- F-3 Freestanding roof-mounted antennas shall not be allowed when they are placed in direct line of sight of significant view corridors or where they significantly affect scenic vistas. Such facilities shall require the incorporation of appropriate stealth techniques.
- F-4 The height of freestanding roof-mounted antennas including the support structure, shall generally not exceed 10 feet above the parapet line of the existing building on which they are placed. Antennas that require additional height shall be subject to a conditional use permit and may be required to provide additional screening as determined appropriate by the Planning Commission.
- F-5 All roof-mounted antennas shall be located in an area of the roof where the visual impact is minimized.
- F-6 All roof-mounted facilities shall be painted a nonreflective matte finish, using an appropriate color that blends with the backdrop. The final choice of colors shall be determined by staff on-site on a case-by-case basis.
- F-7 The equipment cabinets, if located on the rooftop of buildings, shall be so located as to be minimally visible from public rights-of-way. If any portion of the equipment cabinet is visible, it shall be subject to the same screening requirements as other roof top mechanical equipment.

Design Guidelines for Ground-mounted Telecommunication Facilities

- G-1 Ground-mounted antennas are allowed in all zoning districts, and subject to a conditional use permit approval.
- G-2 Telecommunication facilities shall be prohibited on or above the ridgeline.

- G-3 Wherever applicable, ground-mounted telecommunication facilities shall comply with Hill Area Development Policy and Hill Area Development Standards (Section 8-21822.1).
- G-4 Ground-mounted antennas shall be setback at least 300 feet, measured horizontally, from the building envelope of any adjacent lot designated for residential use and used as residential.
- G-5 Ground-mounted telecommunications facilities by different carriers shall generally not be allowed within 3,000 feet of one another, unless the Zoning Administrator can make a determination that the cumulative visual impacts can be reduced by allowing facilities within 3,000 feet of one another.
- G-6 In order to reduce any potential visual impacts and the appearance of "antenna farms" in the hill area, no more than three antennas shall be allowed per support structure. A maximum of two support structures per site, by the same telecommunications provider, shall be allowed provided the visual impacts can be mitigated.
- G-7 Ground-mounted antennas shall be no taller than 10 feet, including the height of the antennas.
- G-8 All proposed ground-mounted telecommunications facilities shall require a visual analysis which includes photo simulations indicating before and after scenarios.
- G-9 All applicants proposing ground-mounted telecommunications facilities shall be required to construct a full-scale "mock-up" of the facility, including the proposed antenna array and equipment cabinets, using materials and colors that resemble the actual facility. This shall be installed 10 days prior to the scheduled public hearing date, and left in place for a period of ten days from the date of any final action taken on the project application. Additionally, all "mock" structures shall be removed within one month from the date of final action on the project application, and the site restored to its original condition in cases of denial of application.
- G-10 All proposed telecommunications facilities should be located within easy reach of existing access roads to the extent feasible. No new access roads shall be allowed with any proposed telecommunication facility above the toe of the hill.
- G-11 The applicant shall provide a letter to the Development and Environmental Services Director, stating that the system, including the antennas, and associated equipment cabinets conform to the radio-frequency radiation emission standards adopted by the FCC.
- G-12 All telecommunication facilities shall incorporate "stealth techniques" to minimize visual impacts.
- G-13 Ground-mounted facilities shall be painted using nonreflective matte finished shades of green and brown. The final choice of colors shall be determined on-site when the "mock" structure is in place.
- G-14 Landscaping shall be used, only where appropriate, to minimize any visual impacts. Proposed telecommunication facilities shall use existing vegetation for screening, wherever possible. All proposed vegetation shall be compatible with existing vegetation in the area, shall be drought tolerant, not a fire hazard and deer resistant. All proposed vegetation should be designed to be natural and clustered, and be visually compatible with existing vegetation in the vicinity. All proposed landscaping should require the approval of the City's Landscape Architect.
- G-15 Applicants shall be used to provide written proof of the availability of any required irrigation facilities on site prior to permit issuance. This may be in the form of a letter from the owner of the land allowing the applicant the use of required water facilities for landscaping for all facilities in the hill area.
- G-16 The material used, as support for the antennas shall be fire resistant, termite proof, is subject to all the requirements of the Uniform Building Code, and shall comply with applicable hill area development standards as specified in the Fremont Municipal Code.
- G-17 All associated equipment cabinets for ground-mounted facilities shall be limited to a maximum height of three feet above grade, unless other techniques are adopted to ensure minimal visual impact. Equipment cabinets that are taller may be partially buried, or use existing contours and level differences to maintain the 3-foot height limit.

Design Guidelines for Freestanding Monopoles

- H-1 All monopoles, except those subject to a Zoning Administrator permit review pursuant to Standard J-3, shall require a conditional use permit review by the Planning Commission. The public hearing for- the Planning Commission meetings shall be held only four times a year on predetermined dates. However, any meeting that is continued from a scheduled meeting may be held at any time without it being considered one of the four meetings in a year. Additionally, the Development and Environmental Services Director, with the consent of the Planning Commission, reserves the authority to schedule additional meetings if required.
- H-2 Freestanding monopoles shall be prohibited in the following zoning districts: R-1, R-2, R-G, CBD, O-S, H-I, P-F, Residential Planned Districts and areas located above the Toe of the Hill. Monopoles using appropriate stealth techniques may be allowed in P-F, O-S, sites with public facilities and H-I overlay districts and areas with residential zoning not used for residential uses (such as sites with public, quasi-public and religious facilities), subject to a conditional use permit review.
- H-3 Freestanding monopoles shall be located and designed to minimize visual impacts. Although not all monopoles will be required to do so, monopoles in areas where adverse visual impacts cannot be avoided (as in some commercial areas), shall incorporate "stealth" techniques to camouflage them as a pieces of art/sculpture, flag poles or other interesting visual forms that would not be considered an adverse visual impact.
- H-4 A letter indicating whether, and why, each site identified is essential for completion of the basic network as defined and mandated by FCC regulations shall be submitted to the Development and Environmental Services Director along with the application package.
- H-5 Monopoles may not be located within the required front yard setback of any property, unless appropriate architectural elements for a "stealth facility" are incorporated in the design of the monopole.
- H-6 Applicants proposing new monopoles shall identify on a map all existing monopoles and lattice towers within a 3000-foot radius. Further, the applicant shall state very specifically the reasons for not co-locating on any of the existing monopoles and lattice towers. The applicant may also be required to provide a letter from the telecommunications carrier with the existing facility stating reasons for not permitting co-location. If the reasons for refusal to co-locate are structural, the applicant shall obtain a copy of the structural calculations for review by the City's Building Division.
- H-7 Freestanding monopoles shall generally not be allowed within 1000 feet of each other, except when the adverse visual impacts are nonsignificant.
- H-8 All monopoles shall be designed at the minimum functional height required.
- H-9 All telecommunications carriers proposing a monopole shall provide a written commitment to the Development and Environmental Services Director that they shall allow other wireless carriers, using a compatible technology, to co-locate antennas on the monopoles.
- H-10 The smallest available and least visible antennas that provide the coverage objective shall be used when mounted on monopoles. The number of antennas shall represent the minimum number required to complete the telecommunications network.
- H-11 Lightning arrestor rods and beacon lights shall not be included as part of the design of monopoles, unless the applicant can prove that it is absolutely necessary.
- H-12 The applicant shall provide a letter to the Development and Environmental Services Director, stating that the system, including the antennas, and associated equipment cabinets conform to the radio-frequency radiation emission standards adopted by the FCC.
- H-13 Proposed equipment cabinets may require screening from public view. Screening techniques may include landscape treatment, architectural treatment to make it compatible with existing buildings, or partially burying the cabinets.

- H-14 The cabinet sizes and the proposed number of cabinets shall be the absolute minimum required to function at the initial stage of network development. Any future additions to the number of cabinets shall be subject to review and approval by the Development and Environmental Services Director.
- H-15 All monopoles shall be painted using a nonreflective matte-finish blue-gray color to blend with the sky, unless otherwise specified. The lower portion of the monopole may require additional camouflaging techniques, depending on the location visibility of the monopole.
- H-16 Landscaping shall be used to minimize any visual impacts. All proposed vegetation shall be native to the area, shall be drought tolerant, and not a fire hazard. All proposed landscaping should require the approval of the City's Landscape Architect.
- H-17 Landscaping may be required in informal natural looking clusters in the vicinity of any proposed telecommunication facility, in addition to providing screening to the facility.
- H-18 Any adjacent, existing landscaping shall be preserved, and refurbished if damaged during construction.
- H-19 Minor modifications to the communications equipment design, location, elevations, and other elements of the above exhibit may be allowed, subject to the approval of the Development & Environmental Services Director, if such modifications are in keeping with the architectural statement and layout design of the original approval.
- H-20 Monopoles that are located on undeveloped sites, where allowed, shall be converted to roof or façade-mounted facilities with the development of the site when feasible and technically possible.

Co-location of Telecommunications Facilities

- J-1 All co-location projects shall be subject to a Zoning Administrative review process as long as there is no increase in support structure height and minimal visual impact. However, the Zoning Administrator may require a Planning Commission review for projects with high visibility based on a case-by-case review.
- J-2 Co-location of facilities on existing or replaced monopoles that increase the height of the monopole by 15 feet or less, where the equipment cabinets are adequately screened, and the facility does not impact existing parking facilities on site shall be subject to a Zoning Administrator review. However, the Zoning Administrator may require a Planning Commission review for projects with high visibility based on a case-by-case review.
- J-3 Co-location on a proposed monopole shall be subject to a Zoning Administrator review, if it can be determined that the visual impacts can be sufficiently mitigated, and the total height of the monopole does not exceed 65 feet. All co-locations that result in a structure higher than 65 feet will be subject to a conditional use permit review.
- J-4 All telecommunication carriers shall provide a letter to the Development and Environmental Services Director stating their willingness to allow other carriers to co-locate on their facilities wherever technically feasible.
- J-5 In order to avoid an "antenna farm", no more than three sets of antennas from three different telecommunications carriers shall be placed on any single monopole, unless technological advances in the design of the antennas make them minimally visually obtrusive.
- J-6 Although co-location as a concept is encouraged, there may be cases where two smaller facilities may have less adverse visual impacts, and therefore preferred over a single co-located facility. The Zoning Administrator shall retain the authority to make such a determination.
- J-7 All proposals for monopoles using stealth techniques and slender structural supports with antennas flush with the support structure shall be exempt from a co-location requirement. A comprehensive list indicating telecommunication facilities that can be considered stealth poles will be made available to the applicants. Until such time the list is made available, the Zoning Administrator will make a determination what constitutes a stealth pole.

Exceptions

- K-1 There may be a few unique and unusual situations where the guidelines do not allow telecommunication facilities on a particular site because of its zoning designation, but the site is found to be suitable for the location of a telecommunication facility and the objectives of the guidelines are met. In such situations, exceptions may be made for permitting a telecommunication facility on the site, subject to a conditional use permit review.

GLOSSARY OF TERMS

Antenna	A device used in communications that transmits or receives radio signals.
Co-location	A telecommunication facility comprising a single telecommunication tower, monopole or building supporting antennas owned or used by more than one telecommunications carrier.
Façade mounted	An antenna that is directly attached or affixed to any facade of a building or other structures. Also known as building-mounted antennae.
Freestanding monopole	A standalone structure that is not camouflaged.
Freestanding roof mount	A standalone structure that is not attached to the facade of the building.
Ground mounted	An antenna with its support structure placed directly on the ground, the total height of which does not exceed 10 feet including the height of the antennas.
Monopole	A structure composed of a single spire used to support communications equipment.
Roof mounted	An antenna directly attached or affixed to the roof of an existing building, water tank, tower or structure other than a telecommunication tower.
Stealth facility	Any communications facility which is designed to blend into the surrounding environment, and is visually unobtrusive. Examples of stealth facilities may include architecturally-screened roof-mounted antennas, building-mounted antennas painted and treated as architectural elements to blend with the existing building. Also, known as concealed telecommunications facilities.
Stealth pole	A monopole that is disguised or camouflaged using existing vegetation, as a flagpole, public art, etc. A slim pole with antennas that are flush with the structure is not considered a stealth pole. A list of facilities that will be considered stealth poles will be made available in the near future. Until such time the Zoning Administrator shall make the determination of what constitutes a stealth pole.
Telecommunication Facility	Telecommunications facilities shall mean facilities that transmit and/or receive electromagnetic signals for the following technologies: cellular technology, personal communications services, enhanced specialized mobile services and paging systems. It includes antennas and all other types of equipment used in the transmission or receipt of such signals; telecommunication towers or similar structures supporting said equipment; associated equipment cabinets and/or buildings; and all other accessory development. It does not include radio towers, television towers and public safety networks.
Telecommunication Tower	A monopole, lattice tower, freestanding tower or other structures designed to support antennas.